

Adopted at Meeting of 12/19/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL E-2 URBAN RENEWAL AREA (61-62 CHATHAM STREET)
PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R077, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Society of the Friendly Sons of Saint Patrick of Boston, Inc. has expressed and has submitted a satisfactory proposal for the development of Disposition Parcel E-2 in the Downtown Waterfront Urban Renewal Area.

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Society of the Friendly Sons of Saint Patrick of Boston, Inc. be and hereby is tentatively designated as redeveloper of Disposition Parcel E-2 consisting of No. 61 and 62 Chatham Street in the Downtown Waterfront Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of 100% of the construction financing within 30 days.
 - (ii) Final Working Drawings and Specifications within 60 days.
 - (iii) Commencement of construction within 90 days.

2. That disposal of Parcel E-2 by negotiation is the appropriate method of making the land available for development.
3. That it is hereby found that the Society of the Friendly Sons of Saint Patrick of Boston, Inc. possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



61-62 Chatham St.
Parcel E-2

WATERFRONT PROJECT

104 3/4

104 1/2

The Society of the Friendly Sons of St. Patrick of Boston, Inc.

PRESIDENT

JOHN F. McDERMOTT

TREASURER

GEORGE T. RYAN

SECRETARY

JAMES F. BENSON

March 30, 1973

BOARD OF DIRECTORS

DR. D. COLM ARMSTRONG
JAMES F. BENSON, CAPT., U.S.N. (RET.)
MARK F. CREHAN
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JOHN F. HOUTON
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GEORGE W. WHALEN

Waterfront & Project Director
Boston Redevelopment Authority
City Hall
Boston, Massachusetts

Subject: 61 and 62 Chatham Street, Waterfront Project

Dear Sir:

Submitted herewith are:

CASH

1. ~~xxxxxxx~~ ~~Certified check~~ in the amount of \$500.00.
2. Completed Form HUD-6004.
3. Completed statement of development proposal, including proposed use, estimated cost and financial program.
4. Materials on architect's qualifications.
5. Design drawings and outline specifications.

We are interested in rehabilitating the above-mentioned building. The architect we have retained for this development is R.D. Fanning Architects, Inc., of Boston.

We understand that the \$500 deposit is to be retained by you as a negotiation fee, but that it will be refunded to us (1) upon our written notice to you that we are no longer interested in the parcel, at any time up until 10 days after such date as we are informed by

you that the deposit is no longer refundable; or (2) at such time as the Authority has accepted a Letter of Intent and \$2,000 deposit by another developer or by us for the same parcel.

We understand that the Authority is under no obligation to earn interest on the deposit, but that any interest actually earned will be our property.

JOHN F. McDERMOTT
President

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: The Society of the Friendly Sons of St. Patrick of Boston
- b. Address and ZIP Code of Redeveloper:
- c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Faneuil Hall Markets area Downtown Waterfront Renewal Project
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
August 3, 1971

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b.*If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
see attached sheet
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

Not Applicable

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

5.b.

John F. McDermott President/Director

7 Pond Street
Hyde Park 02136

James F. Benson Secretary/Director

75 St. Alphonsus Street
Apt. 311
Roxbury 02120

George T. Ryan Treasurer/Director

12 Kenilworth Road
Milton 02186

Dr. D. Colm Armstrong Director

133 Park Street
Braintree 02184

E. Flynn Swirbalus Director

148 Glendale Road
Quincy 02169

Mark F. Crehan Director

47 Ridgeway Street
Wollaston 02170

George W. Whalen Director

26 Winslow Road
Braintree 02184

John F. Houton Director

16 Victoria Street
Dorchester 02125

John S. Hurley Director

5 Ellis Street
Quincy 02169

Paul V. Kirby Director

38 Elm Street
Westerly, Rhode Island 02894

Colm T. McMorro Director

74 Neponset Street
Canton 02021

Michael J. O'Neill Director

59 Hillsdale Street
Dorchester 02129

Francis J. O'Rourke Director

74 Bradford Road
Braintree 02184

William S. Roper Director

21 Coolidge Road
Milton 02186

Thomas C. Stenson Director

150 Edgehill Road
Milton 02186

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ John F. McDermott and James F. Benson
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: March 30, 1973

Dated: March 30, 1973

Signature

Signature

President

Secretary

Title

Title

7 Pond Street Hyde Park 02136

Address and ZIP Code

75 St. Alphonsus Street Roxbury

Address and ZIP Code

02120

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1601, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: The Society of the Friendly Sons of St. Patrick
of Boston, Inc.
- b. Address and ZIP Code of Redeveloper: c/o James F. Bensen, Secretary
75 St. Alphonsus Street, Roxbury, 02120
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Downtown Waterfront Project

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows:

Parcel E2, 61-62 Chatham Street

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES. ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of 3/7/73, 19____, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

George T. Ryan 12 Kenilworth Road Milton 02186

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Members of the Society have pledged to purchase development shares (Subvention Certificates) in order to meet equity financing requirements. No certificate holder will hold an interest in excess of 10%. A schedule of pledges and payment receipts will be made available on or before April 15, 1973.

The Society of the Friendly Sons of St. Patrick of Boston Inc.

Income & Expenditures

	<u>1971</u>	<u>1972</u>	<u>Total to 12/31/72</u>	<u>1/1/73 - 3/7/73</u>	<u>Inception to 3/7/73</u>
me s 5. 8.75 8.50 2.50 6.25	80) \$2,000.	43) \$1,075. 4) 75. 2) 37. 93) 1,162.50 30) 187.50		102) \$2,550.	
ation	25.				
al Income	80) \$2,025.	172) \$2,537.	252) \$4,562.	102) \$2,550.	\$7,112.
Expenditures					
c. 9 Party	795.15				
mbake		111.64			
arter night		452.50			
rch 17		(57.00)			
ling fee	25.				
inting	70.50	611.70		186.30	
eting exp.	10.	34.44		110.	
cretary exp.	50.04	83.			
nk charges	2.53	4.35		1.44	
mbship		311.78		6.90	
stage		231.60		140.96	
l.		6.80			
onations & Subs.		150.			
reas. exp.		5.65			
opies		4.			
posit on 3/17/73		100.		50.	
isc.	15.	51.69		(2.00)	
ail Permit				35.	
rchitect				25.	
ivt.				83.25	
ffice exp.				2.50	
erlock advance				250.	
tal Expenditures	\$ 968.22	\$2,102.15	\$3,070.37	\$ 889.35	\$3,959.72
ccess of Income ver Expenditures	\$1,056.78	\$ 434.85	\$1,491.63	\$1,660.65	\$3,152.28

George T. Ryan, Treasurer

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references: Commercial Banking-Harbor National
References of pledgors will be made available

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: See Architect's resume. Contractor UTICON, INC. a subsidiary - affiliate of FANEUIL CONSTRUCTION CORP. has been active in Boston region in renovation and new construction.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: General Contractor UTICON INC./FANEUIL CONSTRUCTION CORP.

Contractor is not a principal, he is a member of the Society as is the architect. They will execute standard performance contracts.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE TO BE
COMPLETED

AWARDING AGENCY:

AMOUNT

DATE OPENED

3

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (Kc)!

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Signature

Title

Address and ZIP Code

Dated: _____

Signature _____

Title

Address and ZIP Code

1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

2. TYPE OF DEVELOPMENT PROPOSED

A. The proposed uses of the buildings include the following:

1. An Irish-American restaurant and lounge (entertainment) to be professionally run by experienced personnel having a previous record of success in such ventures. See HARP AND BARD letter of interest. The first two floors and basement would be dedicated to this use.
2. At least one floor would be for the private use of the Society of the Friendly Sons of St. Patrick of Boston, Inc. a non-profit corporation comprised of members predominately but not exclusively of Irish extraction. See membership list and breakdown of occupations.
3. One floor would be dedicated to the exhibition, sale and exchange of works of art of both Irish and Irish American artists and craftsmen. This space will serve to bring the achievements of the artists past and present to the attention of Bostonians and visitors alike. The contributions of Irish and Irish-Americans to the various fields of arts and letters, to public life, and where applicable their relationship to Boston will be a general theme of the entire use of these buildings.

At a recent meeting held by the Boston Bicentennial Committee to which fifteen Irish-American organizations were invited the Friendly Sons (developers) volunteered the site for exhibition purposes in connection with BOSTON 200. A member of the staff of BOSTON 200 suggested that the site would serve as a starting point in the Irish-American Freedom Trail, one of the ethnic Freedom Trails to be established for the Bicentennial Observance.

4. The remaining floor would be rented out for professional office use. There have been received from Society members inquiries regarding such use.

It is estimated that at least eighty per cent of the buildings would be dedicated to evening use as well as normal daily use.

- B. For estimated construction cost, see enclosed letter from UTICON, INC. an affiliate of FANEUIL CONSTRUCTION CORP. - \$242,900.00. The cost of the prime tenant's restaurant equipment and furnishings would be an addition to the above construction cost.
- C. The total floor area based upon "clear" dimensions including areas devoted to stairs, elevator, and toilets but excluding the basement is 11,870 square feet.

3. ARCHITECT

R.D. FANNING ARCHITECTS, INC.
36 Bromfield Street
Boston, Massachusetts 02108

Projects In Various Stages:

<u>Name</u>	<u>Description</u>	<u>Client</u>	<u>Cost</u>	<u>Status</u>
RAMA Day Care Center 622-624 Dudley Street Roxbury, Mass.	Boston's first bi-lingual Day Care Center	North American \$. Development Corp. Boston, Mass.	65,000	complete
Parkchester Apartments Roxbury, Mass.	Low cost rehab. 97 units	"	1,200,000	under construction
Cochichewick Brook North Andover, Mass.	J. P. Steven's Mill conversion to housing	John Gaffney Andover, Mass.	4,000,000	pending court decision
Hope-In-Action Lawrence, Mass.	Low cost rehab. 71 units plus commercial spaces and playground	A. Brien 12 Shendan Street Lawrence, Mass.	1,000,000	under construction
Crystal Beach Luquillo, Puerto Rico	Resort hotel condominium complex Land planning only		2,000,000	preliminary only
Intervale Apartments Roxbury, Mass.	Low cost rehab. 88 units	North American Development Corp.	1,140,000	complete
Irlandia Heights Bayamon, Puerto Rico	Low cost single family, detached 400 units	Kelport Constr. Bayamon, Puerto Rico	4,200,000	Complete
Woodledge Apartments Roxbury, Mass.	low cost rehab. 142 units	North American Development Corp.	1,650,000	complete

R.D.Fanning will be the architect charged with the design responsibility. Fanning, who holds degrees in Building Construction and Architecture, has had wide experience in all phases of architecture, construction and planning. He has travelled widely throughout Europe and lived in the Carribbean for five years.

Fanning's qualifications have been certified by the National Cpuncil of Architectural Registration Boards and he is registered in Connecticut, Illinois, Massachusetts, NewHampshire, New Jersey, New York, and Puerto Rico.

4.d. OUTLINE SPECIFICATIONS

1. Building Exterior

- a. North Facade Install new copper or ternplate Mansard roof in kind with existing and new roofing and flashing at main roof. Windows at floors two thru five shall be 8/8 or 6/6 or contemporary depending upon the window treatment of the South Market buildings across the street from the project site. It is understood from B.R.A. sources that no decision on the window treatment of same has been made. The first floor shall have a rough hewn wood and tinted glass facade framed by existing steel/cast iron structural elements. Steam clean and sand blast facade as required.
- b. East Facade Parge entire wall and provide a mural depicting Irish-American contribution to Boston in conjunction with the "Boston 200" Celebration.
- c. South Facade Remove existing fire escapes, point as required and staem clean. Install new windows. Cover Mansard with black asphalt shingles.

2. Building Interior

a. General

Remove all non-structural partitions, existing stairs, and the elevator and elevator enclosure at 61 Chatham Street. Remove all materials covering heavy timber floor joists and all concrete covering existing wood flooring. Remove all material covering existing brickwork. Frame or reframe all existing or new floor openings with heavy timbers. Steam-clean/sandblast all brickwork and sandblast all heavy timbers. Provide sound deadening board, pad and and carpet throughout except ceramic tile in toilets.

b. Restaurant

Restaurant shall be designed with theme of presenting memorabilia of Irish-American contributions to this country over the past two hundred or more years, drawing from literature, the theatre, politics and the arts. Current works of Irish and Irish-American artists and craftsmen/women should be exhibited.

c. Loft Area

Provide skylights at loft area and protect conventially framed roof members with one hour rated gyp board. Provide 6" roll insulation between same. Furr out existing exterior terra cotta walls and apply finish material.

d. Basement

Provide restaurant storage and mechanical equipment room.
Provide two hour rated ceiling throughout and two hour rated boiler room enclosure. Sprinkle basement area from domestic water supply.

e. Mechanical

Provide low velocity warm air/cold air conditioning system.
Provide 200 fpm elevator. Illuminate at 150 foot candles throughout. Provide emergency lighting.

4.e. STATEMENT OF PROPOSAL

1. Structural system

The existing structural system is heavy timber, mill type construction and any changes required for installation or removal of existing stairs , elevator, etc. or to correct fire damage shall be done in like manner.

2. Estimated construction cost. see contractor's estimate.

THE SOCIETY OF THE FRIENDLY SONS OF SAINT PATRICK OF BOSTON, INC.

MEMBERSHIP OCCUPATIONS

MEDICAL PROFESSION

MEDICAL DOCTORS	7
DENTIST	1
HOSPITAL EXECUTIVE	1

LAWYERS

SELF-EMPLOYED	17
ATTORNEY GENERAL	5
U.S. DEPT. JUSTICE	3
MASS. LAW ENFORCEMENT	1

EDUCATION

SECONDARY EDUCATION	
HEADMASTER	1
ASST. PRINCIPLE	5
TEACHERS	37
COLLEGE & UNIVERSITY	
PROFESSORS	3
DIRECTORS	2
PRESIDENT	1
Research	1

PUBLIC SERVICE

ELECTED OFFICE	
STATE SENATOR	2
STATE REPRESENTATIVE	3
CITY COUNCILOR	1
SCHOOL COMMITTEE	2
ADMINISTRATIVE ASSISTANTS	
U.S. SENATOR	1
STATE SENATOR	1
SCHOOL COMMITTEE	1
DIRECTOR - YOUTH SERVICES	1
RENT CONTROL BOARD	1
PROCUREMENT State Hospital	1

LAW ENFORCEMENT

F.B.I. SPECIAL AGENTS	10
U.S. DEPT JUSTICE AGENTS	3
PROBATION OFFICER U.S. COURT	1
CHIEF OF RECORDS,	
IMMIGRATION AND NATURALIZATION	1

STATE POLICE

CAPTAIN	1
DETECTIVES	3
TRAINING SCHOOL	1

LOCAL POLICE

CAPTAIN	1
---------	---

SELF EMPLOYED (OWNERS OF BUSINESS)

BOTTLED LIQUORS	1
TAVERNS	5
LOUNGE- RESTURANTS	4
TIRE COMPANY	1
PRINTING COMPANY	1
CATERERS	1
DEVELOPMTN COMPANY	1
PAINT & WALLPAPER	1
CAR DEALERSHIPS	2
UNDERTAKERS	2

MANAGERS

HEATING & OIL	2
PARKING ASSOCIATES	1
BOSTON EDISON	1
SUPERMARKET	1
PERSONNEL	1
RESTAURANTS	2

RETIRED

REAR ADMIRAL U.S.N.	1
CAPTAIN U.S.N.	1
CAPTAIN U.S.A.	1
FOREIGN SERVICE OFFICE	1
COMMISSIONER OF CORRECTION	1
ENGINEER FIRE DEPT.	1
U.S. GOVERNMENT EMPLOYEE	2

OTHER PROFESSIONS

FIRE INSPECTOR	1
REGISTER OF DEEDS	1
SOCIAL WORKER	1
EXECUTIVE MASS. PORT AUTHORITY	1
CORP. DIREC TOR	
SHERATON CORP. OF AMERICA	1
QUALITY CONTROL ENGINEER	1
CITY ENGINEER	1
ARCHITECTS	1
ARTISTS	1
ADMINISTRATORS	3
SUPERVISORS	2
MUSICIAN	2
PHOTOGRAPHER	1
POST OFFICE	1
TECHNICIAN	1
MACHINIST	1
LINEMAN, BOSTON EDISON	1
LINEMAN, TELEPHONE CO.	1
BARTENDER	3
NAVY ORDNANCE	1

SECURITY CONSULTANTS	6
CLERGY	
MONSIGNOR	1
PRIESTS	3
BANKING	
BANK VICE-PRESIDENT	2
BANK PRESIDENT	1
BANK EMPLOYEE	1
BANK EXAMINER	2
INVESTMENT	
INVESTMENT CONSULTANTS	2
ACCOUNTING	
ACCOUNTANTS	3
STATE AUDITOR	1
INSURANCE	
BROKER	1
SALESMAN	3
CLAIM INVESTIGATOR	2
REAL ESTATE BROKERS	4
ADVERTISING	
ADVERTISING CONSULTANT	2
PUBLIC RELATIONS	1
THEATRE EXECUTIVES	2
SALES	
FOOD INDUSTRY	2
CLOTHING INDUSTRY	2
AUTO MOBILE INDUSTRY	4
TILE & CARPET	2
LIQUOR SALES	2
OTHER SALES	3
TRAVEL	
TRAVEL AGENTS	4
DIRECTOR OF AIRLINES	1
BUILDING INDUSTRY	
GENERAL CONTRACTOR	3
ROOFING "	1
PAINTING "	1
ELECTRICAL "	2
BUILDING MATERIALS	2
CARPENTER	2

The Commonwealth of Massachusetts

JOHN F. X. DAVOREN

Secretary of the Commonwealth

STATE HOUSE

BOSTON, MASS.

ARTICLES OF ORGANIZATION

Under G. L. Chapter 180

We, John F. McDermott, , President George T. Ryan , Treasurer,

James F. Benson Clerk or Secretary, and D. Colm. Armstrong,
John P. Donovan, Daniel Houton, John F. Houton, John S. Hurley,
Paul V. Kirby, Colm. T. McMorro, Michael J. O'Neill, William S.
Roper, Thomas C. Stenson.

being a majority of the directors (or officers having the power of directors)

of the Society of the Friendly Sons of Saint Patrick of Boston, Inc.
elected at its first meeting, in compliance with the requirements of General Laws, Chapter 180,
Section 3, hereby certify that the following is a true copy of the agreement of association to form
said corporation, with the names of the subscribers thereto:

We, whose names are hereto subscribed, do, by this agreement, associate ourselves with the
intention of forming a corporation under the provisions of General Laws, Chapter 180.

The name by which the corporation shall be known is The Society of the Friendly
Sons of Saint Patrick of Boston, Inc.

The location of the principal office of the corporation in Massachusetts is to be the Town or
City of Boston Street 643 Adams Street, Dorchester, Mass
02122

The purposes for which the corporation is formed are as follows:

To foster and promote a knowledge of Irish culture and
traditions; to keep alive the Celtic love for art, letters and
history; to stimulate fellowship and good feeling among people
of Irish extraction and lineage, and in every way to provide a
vehicle for the development of closer ties in the areas of
education, trade and the sciences between the peoples of
Ireland and the United States.



KEVIN H. WHITE
MAYOR

CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

September 21, 1973

TO THE CITY COUNCIL:

Gentlemen:

The following loan authorization requests submitted to your Honorable Body for your consideration are hereby withdrawn pending reexamination of current bond market conditions:

1. Downtown Waterfront - Faneuil Hall Project;
\$7,000,000; submitted August 6, 1973
(Docket 1832).
2. South End Project; \$10,400,000; submitted
August 6, 1973 (Docket 1833).
3. South Cove Project; \$5,625,000; submitted
August 13, 1973 (Docket 1846).

Sincerely,

Kevin H. White
Mayor

wdb

*Mr. K.
These bonds will not be
issued until next June and
then only partially - the
remainder spread over two
years.*

*Joe Demucci
for March*

December 19, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REVOKATION OF TENTATIVE DESIGNATION OF DEVELOPER
PARCEL E-2 #61-62 CHATHAM STREET
WATERFRONT PROJECT, MASS. R-77

On February 14, 1974, WGS Associates was tentatively designated developer of 61-62 Chatham Street with the normal conditions concerning start of development, such as evidence of financing within 90 days, final drawings in 120 days and commencement of construction within 180 days. The principals of the development team are David E. Walsh of the Wales Corp. and Gerald P. Gillis of First Properties, Inc.

Since ten months have now passed and the developer has not been able to submit and proof of financing or evidence that he is moving forward it is recommended that the tentative designation be revoked.

One of the other groups who had indicated interest in these structures, at the time they were publically offered was the Society of the Friendly Sons of Saint Patrick of Boston, Inc. They have continued to express interest and have strengthened their proposal by obtaining Peabody Construction Co. as their builder, and by further obtaining financial and tenant commitments. The architect for this group is R.D. Fanning of Boston.

On the basis of the above, it is recommended that the Society of the Friendly Sons of Saint Patrick of Boston, Inc. be tentatively designated developer of Parcel E-2, 61-62 Chatham Street subject to the conditions specified in the following resolution.

In addition, to protect the buildings from the hazards of fires and inclement winter weather, it is recommended that a license be authorized to allow the developer to enter the premises immediately in order to clean out debris and to secure all windows and openings.